



20 (2F4) Edina Place
EASTER ROAD | EDINBURGH | EH7 5RR


warners
solicitors & estate agents



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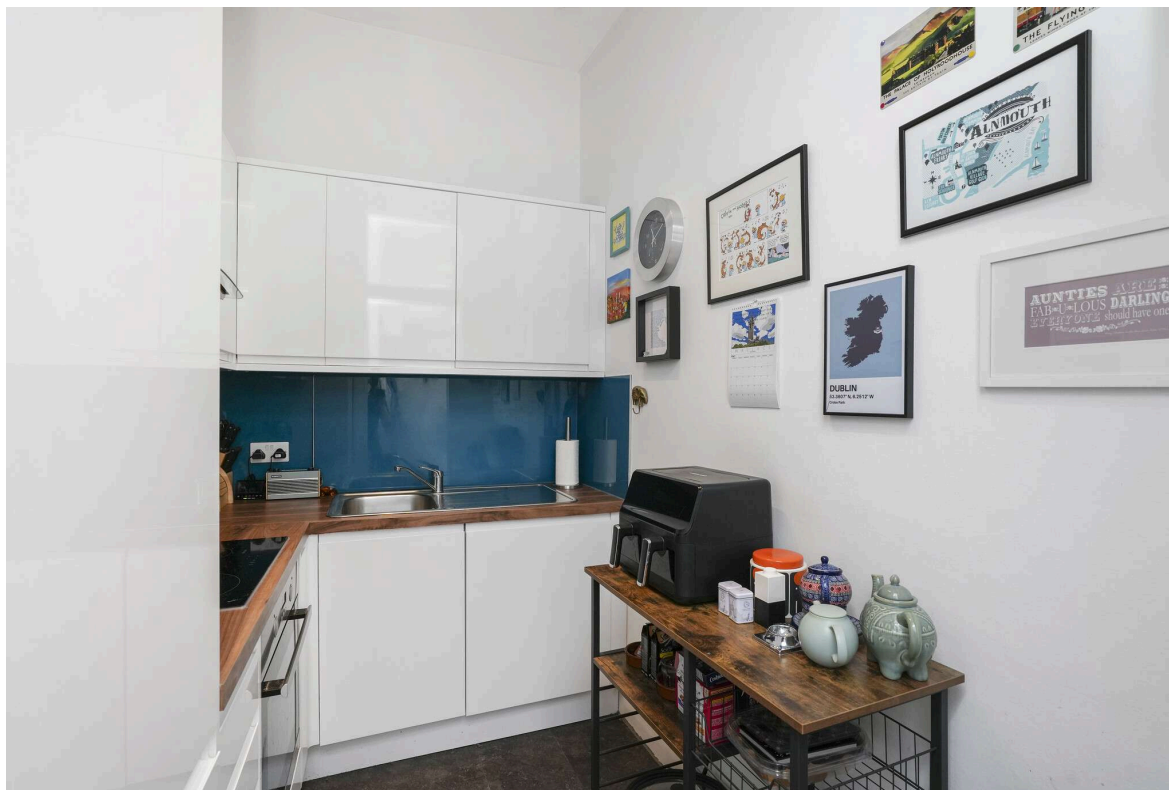
Must be viewed! Excellent first time buy in a sought after cul-de-sac position close to the City Centre. This is a lovely one bedroom traditional second floor flat beautifully finished off with stylish modern fittings.

This most appealing property offers all modern comforts and is ideal for someone starting out on the property ladder and wishing to be close to amenities and attractions, including the green expanse of Holyrood Park. The ready to move into accommodation includes a twin windowed public room where there's plenty of space for seating and dining, a white gloss fitted kitchen with coloured splash-backs, double sized bedroom, modern wetwalled bathroom with mixer shower and wash-basin in vanity unit, and a separate WC. A large cupboard with light and shelving provides great storage space off the hallway. Edina Place is a tucked away cul-de-sac just off the southern end of Easter Road, where you'll find a superb choice of on-trend local shops and excellent transport links into the nearby City Centre, the east end of which is within walking distance.

- Twin window living/dining room with feature fireplace
- Well fitted modern kitchen
- Double bedroom
- Contemporary style bathroom with mixer shower
- Separate WC
- Entrance hall benefiting from large storage cupboard
- Double glazing
- Gas central heating
- Security entryphone system
- Shared garden
- Permit parking
- Regular bus services from Easter Road and trams running on nearby Leith Walk
- Council Tax band B
- Energy rating Band D

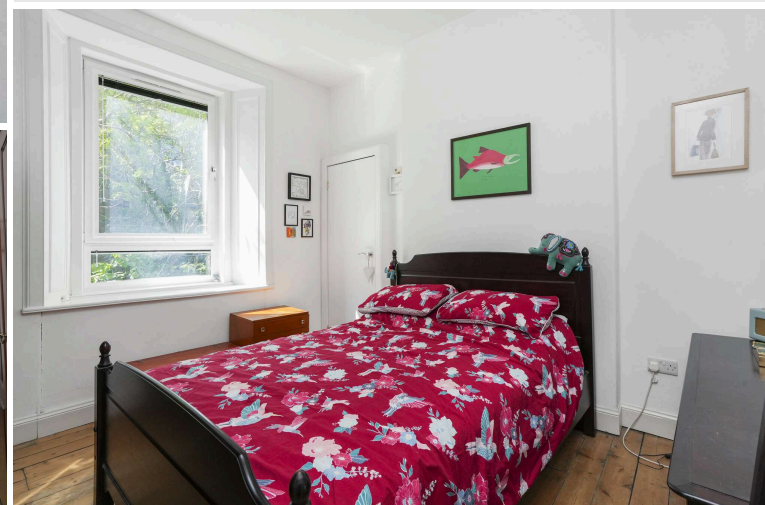
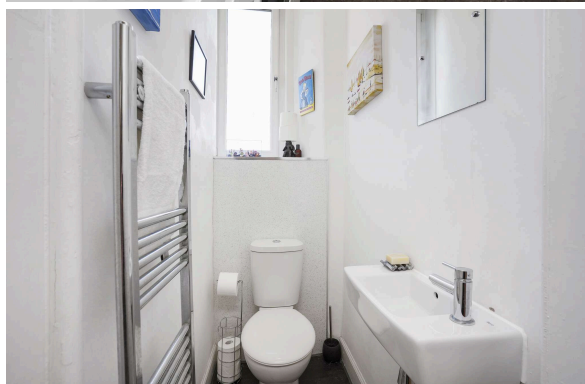
There is no Factor associated with the property.

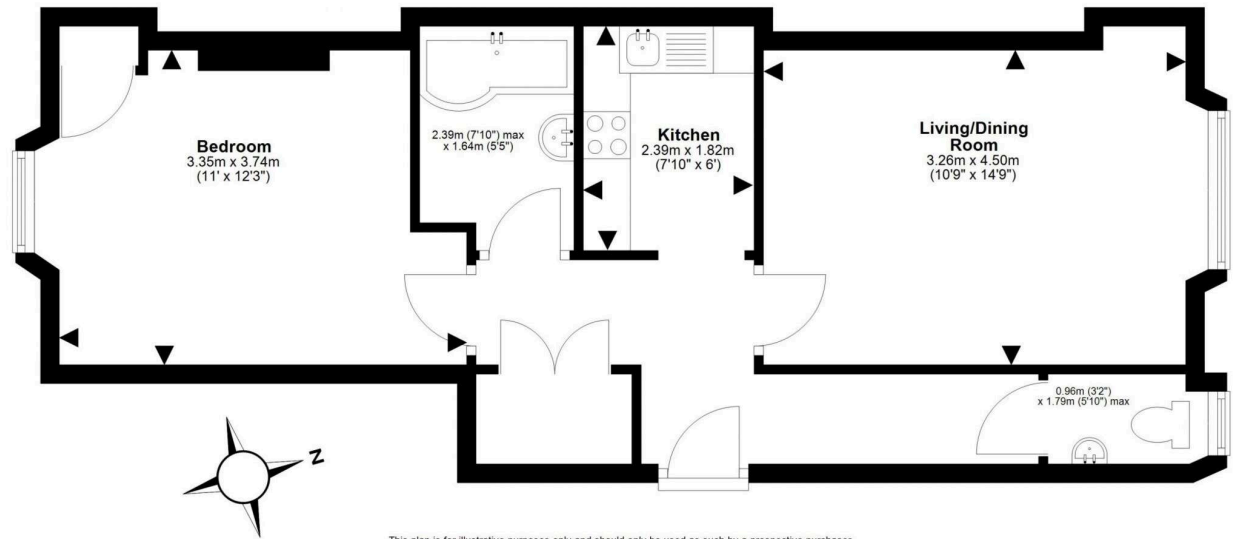
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: All blinds, fridge freezer, washing machine, oven, corner cabinet and dining table in the living room will be included.

The subjects are located in the highly regarded Easter Road area of Edinburgh, which lies just to the east of the city centre. The property is well positioned to take advantage of a superb range of amenities on Easter Road, Leith Walk and Princes Street, including nearby attractions such as the Omni Centre, the Playhouse Theatre and the Harvey Nichols store, whilst St James Quarter boasts a variety of shops and leisure facilities. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants, in addition to the Ocean Terminal shopping and leisure complex. The property is also located close to the city's main business core and the Scottish Parliament. An efficient public transport network operates to most parts of the town and surrounding areas. The tram extension linking the Airport to Leith and Newhaven, is within easy reach of the property. Waverley Railway Station is a comfortable distance away and the city bypass and main motorway networks are also easily accessible.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.